

27 October 2017

Sean Porter  
Lend Lease Pty Ltd  
Via email: [sean.porter@lendlease.com](mailto:sean.porter@lendlease.com)

**Contamination Report Site Suitability - Proposed Rezoning, Central Precinct, Llandilo, NSW**

Dear Sean,

**1. Introduction and Background**

JBS&G Australia Pty Ltd (JBS&G) was engaged by Maryland Development Company Pty Ltd (the client) to provide a letter report for site suitability in relation to proposed rezoning of the north western portion of the Central Precinct Development site, Llandilo, NSW (the site).

It is understood that the client propose to rezone approximately 38 hectares of land currently zoned as employment land in the north-western portion of the site, to residential landuse. In order to determine whether the site is suitable for the proposed rezoning, consideration of contamination issues in accordance with *State Environmental Planning Policy No 55 – Remediation of Land* (SEPP 55) is required. To satisfy this requirement, consideration of contamination investigation reports and, if necessary, suitable remediation planning controls in the form of a remedial action plan are also required.

This letter outlines the contamination reports conducted at the site including various detailed site assessments in previously inaccessible areas and also provides a suitability statement on the site based on the reports conducted.

**2. Contamination Investigation Reports**

During the mid 1990's various contamination investigation and validation works were conducted throughout the former ADI St Marys Property which ultimately led to the site being made suitable for residential use in a Site Audit Statement (SAS) completed by Christopher Kidd of HLA-Envirosciences 1999<sup>1</sup>. However, the SAS excluded the Eastern Sector, QEL, Site 6 and Site 23, buildings, roads and concrete stockpile(s) and the site was subject to implementation of a site contamination management plan including procedures for the safe handling and disposal of any items of ordinance that may be found during earthworks. The SAS is provided in **Attachment 2**.

More recently JBS&G conducted contamination investigation reports in areas not covered by the previous SAS such as in roadways, and in building and stockpile footprints. All assessments were conducted using NEPC 2013 Exposure Setting 'A' criteria for residential use with gardens and accessible soils. Contamination investigation reports conducted by JBS&G are listed below.

- Environmental Site Assessment – Priority Road 5, Central Precinct, Llandilo, NSW. JBS&G Australia Pty Ltd (JBS&G 2017a);

<sup>1</sup> *Site Audit Statement, ADI St. Marys Property* – Excluding Eastern Sector, QEL, Site 6 and Site 23, buildings and Concrete Stockpile, Christopher H Kidd, HLA-Envirosciences Pty Ltd, 1999 (Kidd 1999a)

- EW12 Stockpile Footprint Validation Report – Central Precinct, Llandilo, NSW. JBS&G Australia Pty Ltd (JBS&G 2017b);
- EW13 Stockpile Footprint Validation Report – Central Precinct, Llandilo, NSW. JBS&G Australia Pty Ltd (JBS&G 2017c);
- Contamination Management Plan (CMP) – Central Precinct, Llandilo, NSW. JBS&G Australia Pty Ltd (JBS&G 2015); and
- Specific Remedial Action Plan, Central Precinct Llandilo, NSW. JBS&G Australia Pty Ltd (JBS&G 2017d).

It is noted that the reports prepared were also reviewed and endorsed by the EPA accredited auditor for the site.

- Interim Advice No.4: Review of Contamination Management Plan (CMP) Rev B, Maryland Development Company Pty Ltd, Central Precinct, Llandilo, NSW. Zoic Environmental (Zoic 2015)
- Interim Advice No.45: Review and endorsement of Stockpile Footprint Assessment within EW12, Central Precinct, Llandilo, NSW. Zoic Environmental (Zoic 2017a)
- Interim Advice No.46: Review of Revised Environmental Site Assessment, Priority Road 5 Central Precinct, Llandilo, NSW. Zoic Environmental (Zoic 2017b)
- Interim Advice No.50: Review and endorsement of Stockpile Footprint Assessment within EW13, Central Precinct, Llandilo, NSW. Zoic Environmental (Zoic 2017c)
- Interim Advice No.53: Review of revised Specific Remedial Action Plan (Rev 4), Central Precinct, Llandilo, NSW. Zoic Environmental (Zoic 2017d)

### 3. Conclusion

Based on the contamination investigation reports conducted at the site, and subject to the Limitations in **Attachment 1**, it is concluded the site can be made suitable for the proposed residential landuse with gardens and accessible soils consistent with NEPC 2013 Exposure Setting 'A', subject to implementation of the Specific Remedial Plan (JBS&G 2017d).

Should you require clarification, please contact the undersigned on 02 8245 0300 or by email [gblack@jbsg.com.au](mailto:gblack@jbsg.com.au).

Yours sincerely:



George Black  
Environmental Consultant  
**JBS&G Australia Pty Ltd**

Reviewed/Approved by:



Andrew Lau  
Principal Contaminated Land  
**JBS&G Australia Pty Ltd**

## **Attachments**

- 1.) Limitations
- 2.) Previous Site Audit Statement

## **Attachment 1 – Limitations**

This report has been prepared for use by the client who commissioned the works in accordance with the project brief only and has been based in part on information obtained from other parties. The advice herein relates only to this project and all results conclusions and recommendations made should be reviewed by a competent person with experience in environmental investigations, before being used for any other purpose.

JBS&G accepts no liability for use or interpretation by any person or body other than the client. This report should not be reproduced without prior approval by the client, or amended in any way without prior approval by JBS&G, and should not be relied upon by other parties, who should make their own enquires.

Sampling and chemical analysis of environmental media is based on appropriate guidance documents made and approved by the relevant regulatory authorities. Conclusions arising from the review and assessment of environmental data are based on the sampling and analysis considered appropriate based on the regulatory requirements and site history, not on sampling and analysis of all media at all locations for all potential contaminants.

Limited sampling and laboratory analyses were undertaken as part of the investigations, as described herein. Ground conditions between sampling locations may vary, and this should be considered when extrapolating between sampling points. Chemical analytes are based on the information detailed in the site history. Further chemicals or categories of chemicals may exist at the sites, which were not identified in the site history and which may not be expected at the site.

Changes to the subsurface conditions may occur subsequent to the investigations described herein, through natural processes or through the intentional or accidental addition of contaminants. The conclusions and recommendations reached in this report are based on the information obtained at the time of the investigations.

This report does not provide a complete assessment of the environmental status of the site, and it is limited to the scope defined herein. Should information become available regarding conditions at the site including previously unknown sources of contamination, JBS&G reserves the right to review the report in the context of the additional information.

## **Attachment 2 – Site Audit Statement**



NSW Environment Protection Authority  
SITE AUDIT STATEMENT (SAS)

Site Audit Statement No.: CHK001/1

Site Auditor (accredited under NSW Contaminated Land Management Act 1997):

Name: Christopher H Kidd      Company: HLA-Envirosciences Pty Limited  
Address: 55-65 Grandview Street, Pymble, NSW      Postcode: 2076  
Phone: (02) 9988 4422      Fax: (02) 9988 4441

Site Details

ADI St. Marys Property – excluding Eastern Sector, QEL, Site 6 and Site 23, buildings and concrete stockpile.

Address: Forrester Road, St. Marys      Postcode: 2760  
Lot and DP Number:      Lot 2 in DP803832  
                                 Lot 2 and 3 in DP223888 (part of)  
                                 Lot 3 in DP789196  
                                 Lot 3 in DP598653  
                                 (see attached map for excluded areas)

Local Government Area:      Penrith and Blacktown

Site Audit requested by:

Name: Mr P Newton      Company: Department of Urban Affairs and Planning  
Address:      Sydney Region West  
                 Level 8, Signature Tower  
                 2-10 Wentworth Street  
                 Parramatta NSW 2150  
                 Phone: (02) 9895 7142 - Fax: (02) 9895 6270

Name of contact person (if different from above):

Consultancy(ies) who conducted the site investigation(s) and/or remediation:

- ADI Limited      Chemical and Explosives Ordnance Investigations, Remediation and Validation 1990 - 1999
- Mackie Martin & Associates      Groundwater Investigations, 1991

Title(s) of Report(s) reviewed:

1. Historical Report – St Marys Property, ADI Limited, 1996;
2. Validation Report for the Western Sector, ADI St Marys Facility, ADI Limited November 1994;
3. Validation Report for the North Western Sector of the ADI St Marys Facility, Report No. 498800, ADI Limited 1995;
4. Validation Report for the Southern Sector West of the ADI St Marys Property, Report No. 498810, ADI Limited 1996;



5. Validation Report for the Southern Sector East of the St Marys Property, Report No. 498810, ADI Limited 1996;
6. Validation Report for the Northern Sector of the ADI St Marys Property, Report No. 498820, ADI Limited 1996;
7. Validation Report for the Central Sector East of the ADI St Marys Property, Report No. 498840, ADI Limited 1997;
8. Validation Report for the Central Sector West of the ADI St Marys Property, Report No. 498840, ADI Limited 1996;
9. Validation Report for the North Eastern Sector of the ADI St Marys Property, Report No. 498850, ADI Limited 1996;
10. QA/Verification Survey Results, ADI St Marys Property, Report No. PG980323da ADI Limited, 1999.

**Other Information reviewed:**

1. Site Investigation Report of St Marys Facility Ammunition and Missiles Division, Volume 4 - Discussions and Conclusions, ADI, June 1991.
2. Remediation Action Plan for the Northern Sector, ADI St Marys Facility, Report No. 498820, ADI Limited 1996;
3. Remediation Action Plan for Central Eastern Sector, ADI St Marys Facility, Report No. 498840, ADI Limited 1996;
4. Remediation Action Plan for the Eastern Sector of the ADI St Marys Property, Report No. 498830, ADI Limited 1996;
5. Stage I Decontamination Audit, ADI St Marys CMPS&F, 1997.

**Summary Site Audit Report Title:**

Stage 2 Decontamination Audit Report for ADI Site, St Marys.

I have completed a site audit (as defined in the Contaminated Land Management Act 1997) and reviewed the reports and information referred to above with due regard to relevant laws and guidelines. I certify that the site (tick all appropriate boxes)

**(a) is suitable for the following use(s):**

- ☒ residential, including substantial vegetable garden and poultry;
- ☒ residential, including substantial vegetable garden, excluding poultry; *see*
- ☒ residential with accessible soil, including garden (minimal home-grown produce contributing less than 10% fruit and vegetable intake), excluding poultry; *see*
- ☒ residential with minimal opportunity for soil access including units;
- ☒ daycare centre, preschool, primary school;
- ☒ secondary school;
- ☒ park, recreational open space, playing field;
- ☒ commercial/industrial use;
- ☒ Other *see*



subject to

✓ Conditions

1. Excludes Eastern Sector, QEL, Site 6 and Site 23 which are covered by separate site audit statements, namely CHK001/2, CHK001/3, CHK001/4 and CHK001/5.
2. Excludes areas not yet investigated including the footprint of original buildings, car parks and roads, mainly around former Administration Centre Buildings CHK001/6 and the concrete stockpile in Central Sector West. (Stockpile CHK001/7)
3. An appropriate management plan, including procedures for the safe handling and disposal of any items of ordnance that may be found during earthworks, should be lodged prior to the commencement of development earthworks. This plan should be similar to the "Remnant Contamination Management Plan" submitted by ADI (see Appendix E of the Site Audit Report).

~~(b) is not suitable for any beneficial use due to risk of harm from contamination~~ *W*

☐ (comments): *W*

I am accredited by the NSW Environment Protection Authority under the Contaminated Land Management Act, 1997 as a site auditor (Accreditation No. 9813).

I Certify that:

- (a) I have personally examined and am familiar with the information contained in this statement, including the reports and information referred to in this statement, and
- (b) this statement is to the best of my knowledge, true, accurate and complete, and
- (c) on the basis of my inquiries made to those individuals immediately responsible for making the reports, and obtaining the information, referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete.

I am aware that there are penalties for wilfully submitting false, inaccurate or incomplete information.

Signed: *Louisa*

Date: *7/6/99*



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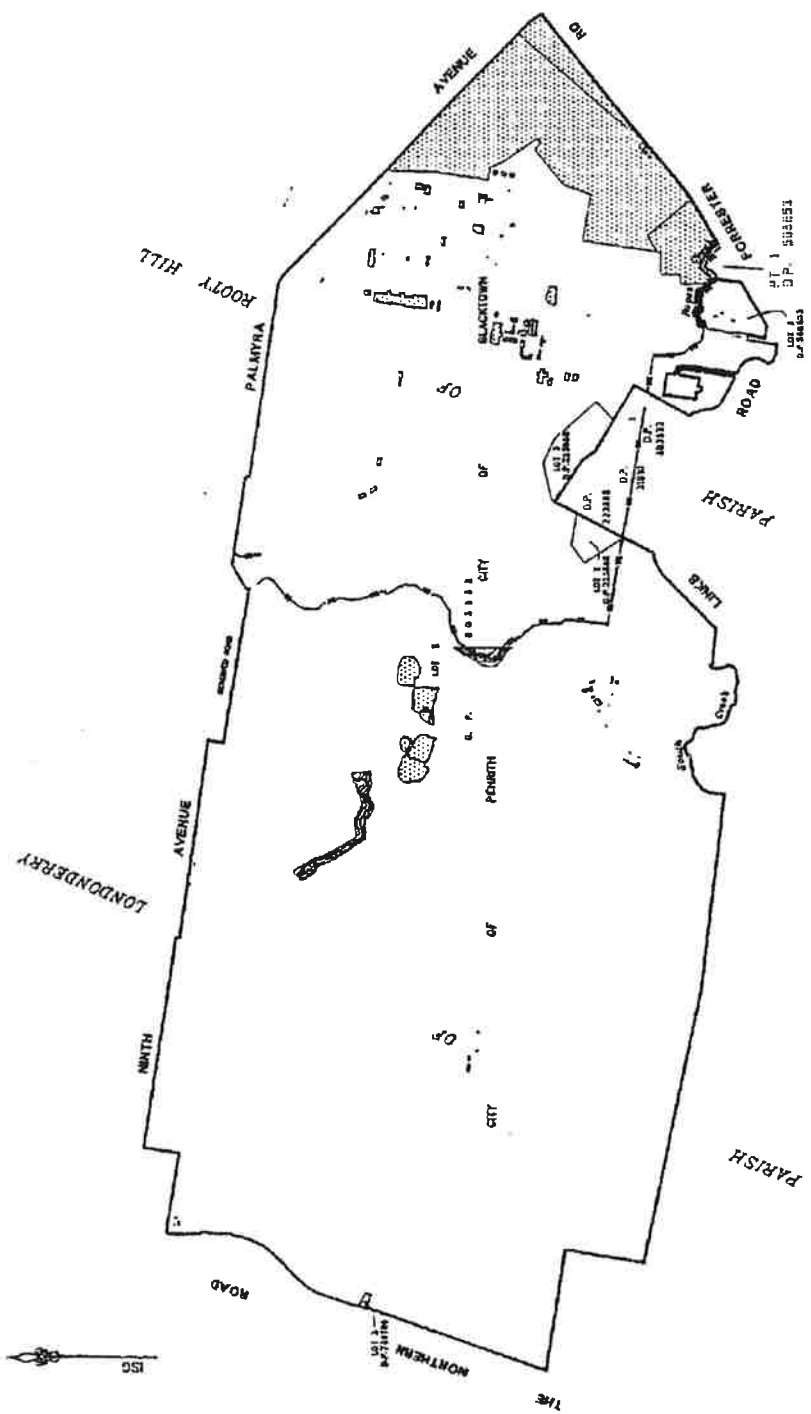
PREPARED BY:

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 12 Victoria Road, Parramatta  
 NSW 2150  
 Telephone 02) 9630 4199  
 Facsimile 02) 9630 4399

PREPARED FOR:  
**ADI Property**

**ADI ST MARYS PROPERTY  
 PLAN TO ACCOMPANY SITE  
 AUDIT STATEMENT CHK001/1**

ORIGINAL SIZE:	<b>A3</b>
SCALE:	NORTH 1 : 25,000
DATE OF SURVEY:	11 May 1989
DATE OF PLAN:	11 May 1989
SURVEY:	DAWN AUM/MTB
CHECKED:	MTB
DATE:	24.5.1989
APPROVED:	PN
DATE:	24.5.1989
JOB REF:	8662
CAD REF:	5467-122.DWG
SHEET:	1 OF 13 SHEETS



NOTE:  
 GEOMETRY SHOWN AS SUPPLIED BY ADI LIMITED TO GDM  
 OFFICE 10.5.1989  
 FOR SITE DETAILS ON EXCLUDED AREAS PLEASE REFER TO  
 DRAWINGS:  
 5467-123  
 5467-125  
 5467-126  
 5467-127  
 5467-128  
 5467-129  
 5467-130  
 5467-131  
 5467-132  
 5467-133  
 5467-134  
 5467-135

SHADED AREAS ARE EXCLUDED FROM  
 AUDIT STATEMENT CHK001/1





**NSW Environment Protection Authority  
SITE AUDIT STATEMENT (SAS)**

**Site Audit Statement No.:** CHK001/6

**Site Auditor** (accredited under NSW Contaminated Land Management Act 1997):

**Name:** Christopher H Kidd      **Company:** HLA-Envirosciences Pty Limited  
**Address:** 55-65 Grandview Street, Pymble, NSW      **Postcode:** 2076  
**Phone:** (02) 9988 4422      **Fax:** (02) 9988 4441

**Site Details**

**ADI St. Marys Property** – existing buildings and paved areas scattered about the site.

**Address:** Forrester Road, St. Marys      **Postcode:** 2760  
**Lot and DP Number:** Lot 2 in DP803832  
Lot 2 and 3 in DP223888 (part of)  
Lot 3 in DP789196  
Lot 3 in DP598653  
(see attached 7 maps)

**Local Government Area:** Penrith and Blacktown

**Site Audit requested by:**

**Name:** Mr P Newton      **Company:** Department of Urban Affairs and  
Planning  
**Address:** Sydney Region West  
Level 8, Signature Tower  
2-10 Wentworth Street  
Parramatta NSW 2150  
**Phone:** (02) 9895 7142 - **Fax:** (02) 9895 6270

**Name of contact person** (if different from above):

**Consultancy(ies) who conducted the site investigation(s) and/or remediation:**

- ADI Limited      Chemical and Explosives Ordnance  
Investigations, Remediation and Validation 1990 -  
1999
- Mackie Martin & Associates      Groundwater Investigations, 1991

**Title(s) of Report(s) reviewed:**

11. Historical Report – St Marys Property, ADI Limited, 1996;
12. Validation Report for the Western Sector, ADI St Marys Facility, ADI Limited  
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13. Validation Report for the North Western Sector of the ADI St Marys Facility, Report No.  
498800, ADI Limited 1995;
14. Validation Report for the Southern Sector West of the ADI St Marys Property, Report  
No. 498810, ADI Limited 1996;

15. Validation Report for the Southern Sector East of the St Marys Property, Report No. 498810, ADI Limited 1996;
16. Validation Report for the Northern Sector of the ADI St Marys Property, Report No. 498820, ADI Limited 1996;
17. Validation Report for the Cental Sector East of the ADI St Marys Property, Report No. 498840, ADI Limited 1997;
18. Validation Report for the Central Sector West of the ADI St Marys Property, Report No. 498840, ADI Limited 1996;
19. Validation Report for the North Eastern Sector of the ADI St Marys Property, Report No. 498850, ADI Limited 1996;
20. QA/Verification Survey Results, ADI St Marys Property, Report No. PG980323da ADI Limited, 1999.

**Other Information reviewed:**

6. Site Investigation Report of St Marys Facility Ammunition and Missiles Division, Volume 4 – Discussions and Conclusions, ADI, June 1991.
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10. Stage I Decontamination Audit, ADI St Marys CMPS&F, 1997.

**Summary Site Audit Report Title:**

Stage 2 Decontamination Audit Report for ADI Site, St Marys.

I have completed a site audit (as defined in the Contaminated Land Management Act 1997) and reviewed the reports and information referred to above with due regard to relevant laws and guidelines. I certify that the site (tick all appropriate boxes)

**(a) is suitable for the following use(s):**

- ☒ residential, including substantial vegetable garden and poultry; *msk*
- ☒ residential, including substantial vegetable garden, excluding poultry; *msk*
- ☒ residential with accessible soil, including garden (minimal home grown produce contributing less than 10% fruit and vegetable intake), excluding poultry; *msk*
- ☒ residential with minimal opportunity for soil access including units; *msk*
- ☒ day care centre, preschool, primary school; *msk*
- ☒ secondary school; *msk*
- ☒ park, recreational open space, playing field; *msk*
- ☒ commercial/industrial use;
- ☒ Other – May continue to be used for existing commercial use and carparks, but underlying soils need to be tested for chemical and ordnance contamination after demolition.



subject to

✓ Conditions

1. Soils under existing buildings, car parks, roads and the concrete stockpile shall be tested for ordnance and/or chemical contamination when these facilities are removed; site audits statements for these areas will also be required.
2. An appropriate management plan, including procedures for the safe handling and disposal of any items of ordnance that may be found during earthworks, should be lodged prior to the commencement of development earthworks. This plan should be similar to the "Remnant Contamination Management Plan" submitted by ADI (see Appendix E of the Site Audit Report).

~~(b) is not suitable for any beneficial use due to risk of harm from contamination~~  
☒ (comments): *see*

I am accredited by the NSW Environment Protection Authority under the Contaminated Land Management Act, 1997 as a Site Auditor (Accreditation No. 9813).

I Certify that:

- (a) I have personally examined and am familiar with the information contained in this statement, including the reports and information referred to in this statement, and
- (b) this statement is to the best of my knowledge, true, accurate and complete, and
- (c) on the basis of my inquiries made to those individuals immediately responsible for making the reports, and obtaining the information, referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete.

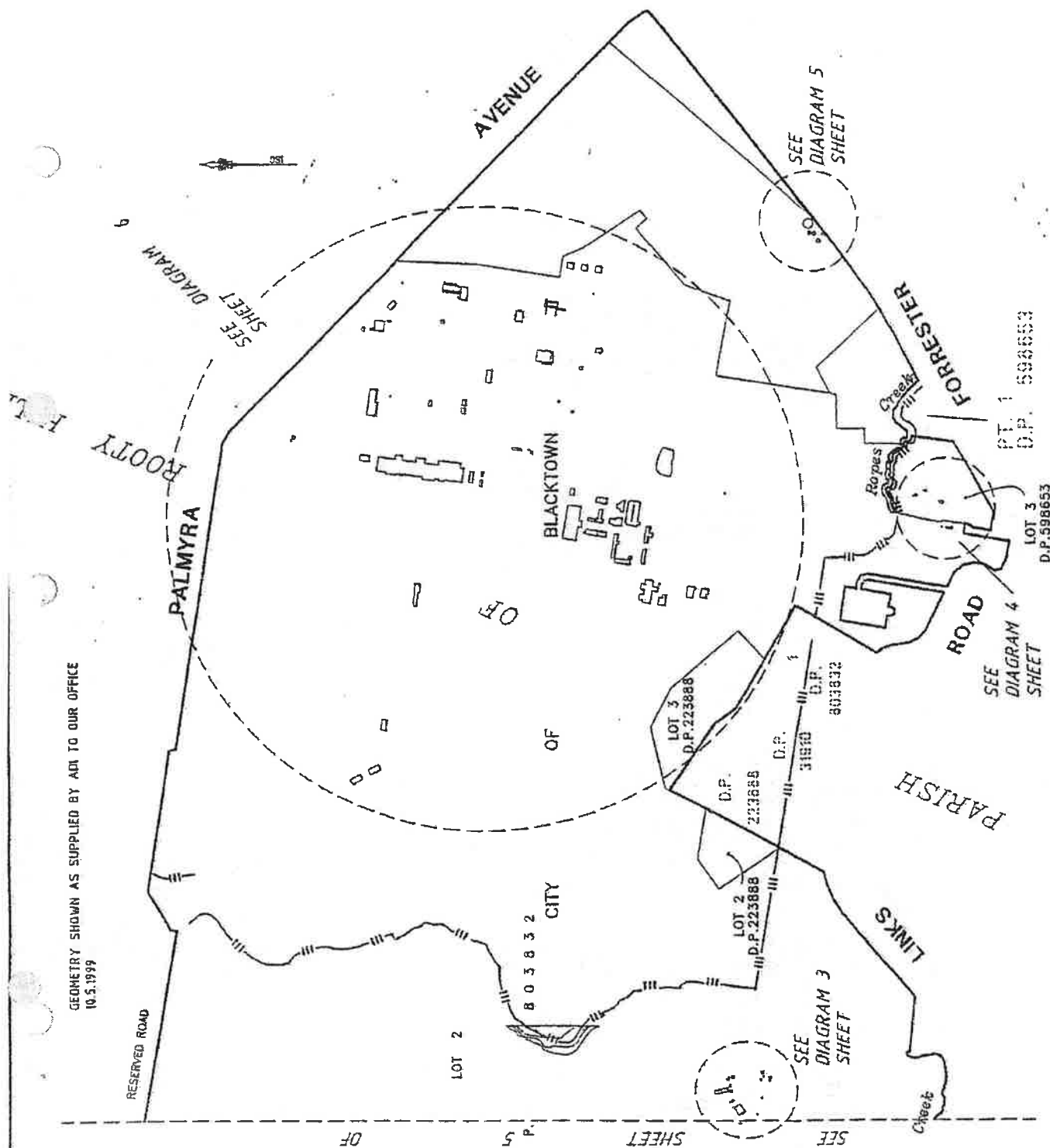
I am aware that there are penalties for wilfully submitting false, inaccurate or incomplete information.

Signed: *[Signature]*

Date: *7/6/99*



GEOMETRY SHOWN AS SUPPLIED BY ADI TO OUR OFFICE  
10.5.1999



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PREPARED BY:

## Whelans

Surveyors  
Planners  
Geomatics Engineers

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Telephone 02) 9630 4199  
Facsimile 02) 9630 4599

PREPARED FOR:

## ADI PROPERTY

ADI ST MARYS PROPERTY  
RETAINED BUILDINGS/PAVED AREA  
PLAN TO ACCOMPANY SITE AUDIT  
STATEMENT CHK001/6

A3

ORIGINAL SIZE	SCALE	HORI.	VERT.
		12500	
CD-DRAW:	DATUM:		
DATE OF SURVEY	DATE OF PLANK: 19 MAY 1998		
SURVEY	DRAWN	DOWN	
CHECKED: DOW	DATE	24.5.1999	
APPROVED: PW	DATE	24.5.1999	
JOB REF: 8662			
CAD REF: 5457-125			
			SHEET 6 OF 13 SHEETS

**SHEET 8 OF 13 SHEETS**

NOTES:

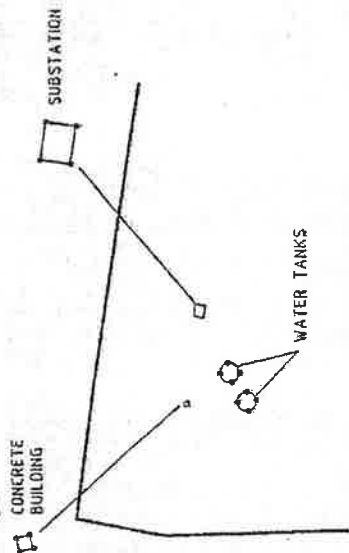


DIAGRAM 1

CONCRETE BUILDING	274588 1267987 274590 1267987 274590 1267985 274588 1267985
SUBSTATION	274625 1267979 274626 1267983 274631 1267982 274630 1267978
WATERTANK	274606 1267968 274603 1267964 274598 1267968 274602 1267972
WATERTANK	274589 1267965 274586 1267960 274591 1267957 274594 1267960
K6	275465 1266407 275425 1266410 275426 1266422 275466 1266419
K2	275507 1266403 275487 1266407 275488 1266416 275508 1266413
CARETAKERS SHED	275532 1266368 275537 1266377 275546 1266373 275541 1266364
K4	275642 1266357 275635 1266360 275637 1266367 275645 1266364

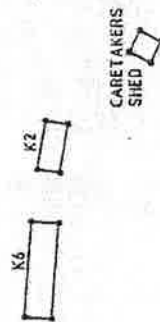


DIAGRAM 2

COORDINATES ARE APPROXIMATE ONLY  
GEOMETRY SHOWN AS SUPPLIED BY ADI TO OUR OFFICE  
10.5.1999

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PREPARED BY:

**Whelans**  
Whelans Australia Pty Ltd  
Geomatics Engineers

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Facsimile (02) 9630 4599

PREPARED FOR:

**ADI PROPERTY**

ADI ST MARYS PROPERTY  
RETAINED BUILDINGS/PAVED AREA  
PLAN TO ACCOMPANY SITE AUDIT  
STATEMENT CHK001/6

**A3**

ORIGINAL SIZE	SCALE	HORN	2000	VERT.
DATE OF SURVEY	CO-ORDS.	DATE	DATE OF PLANT	MAY 1999
SURVEY	CHECKED: DOM	DATE	21.5.1999	
APPROVED: PW	DATE	21.5.1999		
JOB REF: 8802				
CAD REF: 5487-127				
SHEET 8 OF 13 SHEETS				

well

BQ No	EASTING	NORTHING
W01	277452	1265555
	277456	1265654
	277457	1265658
	277453	1265658
	277475	1265762
W04	277481	1265760
	277479	1265755
	277474	1265756
	277493	1265765
	277500	1265764
W06	277499	1265759
	277492	1265760
	277433	1265729
	277407	1265712
	277395	1265731
W05	277418	1265746
	277444	1265749
	277440	1265753
	277444	1265758
	277448	1265751
W05	277399	1265671
	277397	1265674
	277395	1265672
	277396	1265670
	277360	1265728
W05	277365	1265731
	277368	1265726
	277363	1265723

BDG No	EASTING	NORTHING
TOILET	277519	1265773
	277521	1265766
	277516	1265765
	277514	1265772
POWER	277283	1265688
	277285	1265686
	277287	1265689
	277286	1265691
WII	277477	1265767
	277468	1265809
	277480	1265811
	277489	1265770
SHED	277439	1265759
	277437	1265763
	277439	1265764
	277441	1265761
CONTROL TOWER	277453	1265658
	277511	1265634
	277527	1265632
	277526	1265626

BDG No	EA...NG	NORTHING
W01	277529	1265548
	277530	1265551
	277524	1265552
	277524	1265550
	277513	1265558
W02	277520	1265562
	277520	1265559
	277453	1265658
	277511	1265634
	277527	1265632
W02	277526	1265626
	277536	1265558
	277536	1265552
	277546	1265553
	277546	1265559

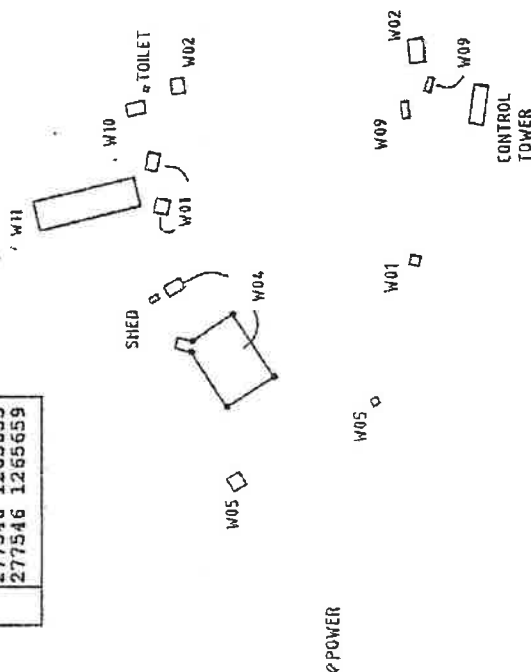


DIAGRAM 3

PREPARED BY:

## Whelans

Whelans Australia Pty Ltd

**Head of New:**

Whelans Australia Pty Ltd  
Level 5, 141 Elizabeth Street  
Sydney, New South Wales.  
2000 Australia  
Telephone 02) 9283 2400  
Facsimile 02) 9261 5012

Parliamentary Office:

Level 1, Suite 2  
12 Victoria Road, Parramatta,  
NSW 2150  
Telephone 02) 9630 4199  
Facsimile 02) 9630 4599

REPAIRED FOR:

## ADDITIONAL PROPERTY

ADI ST MARYS PROPERTY  
RETAINED BUILDINGS & PAVED AREA  
PLAN TO ACCOMPANY SITE  
AUDIT STATEMENT CHK001/6 (14/2)

A3

DATE OF SURVEY	SCALE	HOR.	VERT.
	60'-80'±	2000	DATUM
SURVEY	CHECKED	DDW	DATE
	APPROVED:	PW	DATE
JOB REF.	8662		
FIND SEE	4.67-128		
			SHEET 10 OF 13 SHEETS



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PREPARED BY:

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PREPARED FOR:

**ADI PROPERTY**

**ADI ST MARYS PROPERTY  
RETAINED BUILDINGS/PAYED AREA  
PLAN TO ACCOMPANY SITE AUDIT  
STATEMENT CHK001/6**

**A3**

ORIGINAL SIZE:

SCALE: 1:1000

DATE OF SURVEY

DATE OF PLAN: MAY 1999

SURVEY

CHECKED: DOW

DATE: 21.5.1999

APPROVED: PK

DATE: 21.5.1999

JOB REF: 8682

CAD REF: 5467-129

SHEET 11 OF 13 SHEETS

BUG NO	EASTING	NORTHING
WATER TANK BUILDING	280349	1265484
	280351	1265494
	280354	1265491
	280359	1265495
	280389	1265510
	280403	1265494
	280385	1265477
	280371	1265496
WATER TANKS	280357	1265477
	280358	1265474
	280350	1265468
	280347	1265475
	280326	1265452
	280372	1265458
	280334	1265459
	280330	1265464
	280354	1265445
	280356	1265441
	280347	1265444
	280349	1265436
GATE HOUSE	279372	1265033
	279375	1265032
	279372	1265030
	279374	1265030
GUARD HOUSE	279369	1265017
	279374	1265016
	279372	1264995
	279364	1264997
	279366	1265001
ABATTOIR BUILDINGS	279459	1265041
	279453	1265040
	279450	1265027
	279454	1265026
	279457	1265027
	279491	1265094
	279495	1265093
	279489	1265083
	279496	1265084
	279473	1265130
	279476	1265131
	279478	1265125
	279475	1265124
	279475	1265117
	279480	1265121
	279482	1265118
	279478	1265114

COORDINATES ARE APPROXIMATE ONLY

GEOMETRY SHOWN AS SUPPLIED BY ADI TO OUR OFFICE  
10.5.1999

**DIAGRAM 5**

**DIAGRAM 4**

**FORRESTER ROAD**

WATER TANK BUILDING  
WATER TANKS  
WATER TANK  
WATER TANK

GATE HOUSE  
GUARD HOUSE

ABATTOIR BUILDING

ABATTOIR BUILDING

ABATTOIR BUILDINGS

*Handwritten signature*

NOTES:

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PREPARED BY:

<b>Whalans</b> Whalans Australia Pty Ltd	SURVEYOR
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	REGISTERED ENGINEER

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PREPARED FOR:

ADI PROPERTY

ADI ST MARYS PROPERTY  
 RETAINED BUILDINGS/PAVED AREA  
 PLAN TO ACCOMPANY SITE AUDIT  
 STATEMENT CHK001/6

**A3**

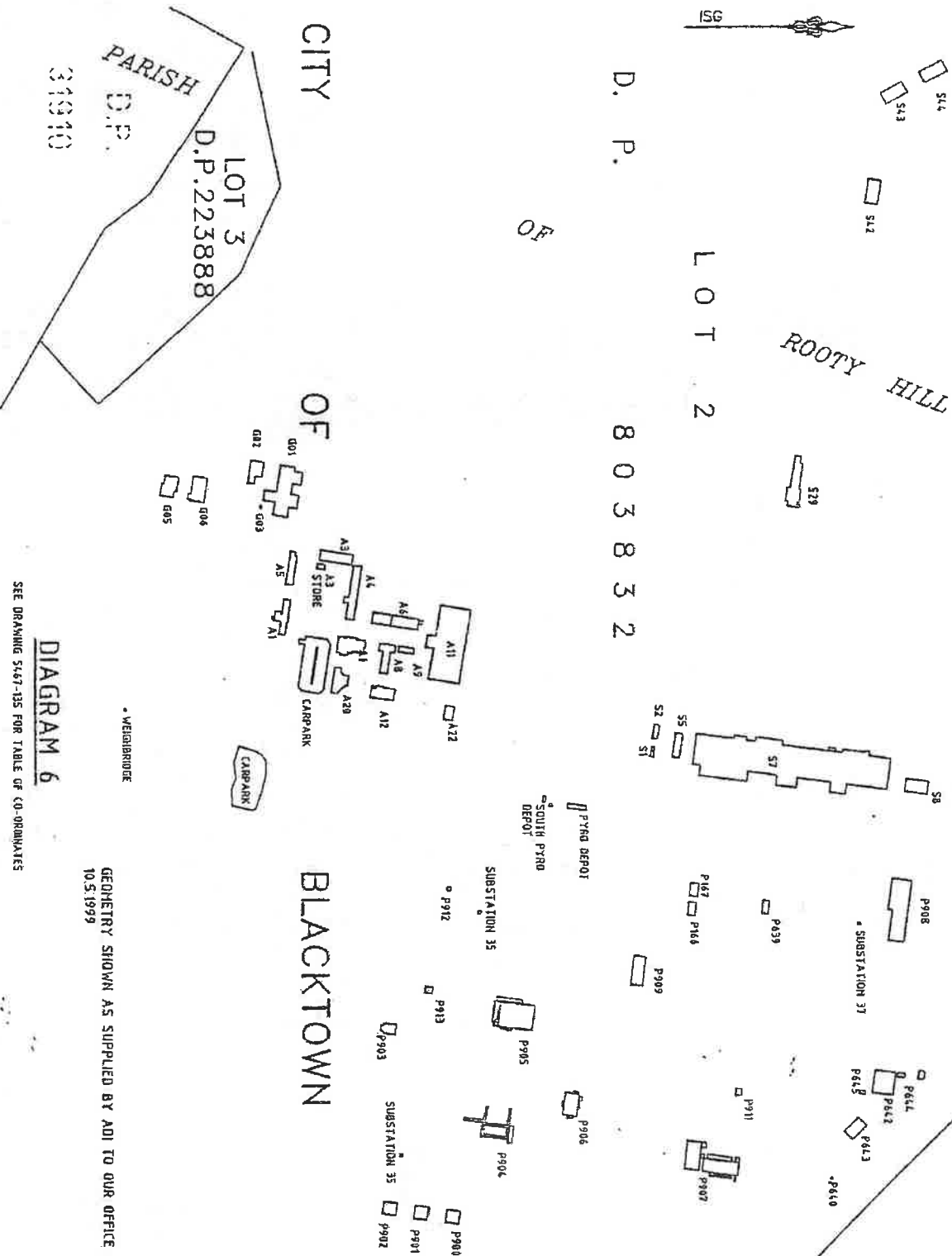
ORIGINAL SIZE:	WEST.
SCALE: 1:500	DATE: 10.5.1999
CO-ORDINATES:	DATE OF PLAN: MAY 1999
DATE OF SURVEY:	
SURVEY:	DRAWN: ACD/CDW
CHECKED: DOW	DATE: 24.5.1999
APPROVED: PW	DATE: 24.5.1999
JOB REF: 5467-134	SHEET 12 OF 13 SHEETS

GEOMETRY SHOWN AS SUPPLIED BY ADI TO OUR OFFICE  
 10.5.1999

**DIAGRAM 6**

SEE DRAWING 5467-135 FOR TABLE OF CO-ORDINATES

WEIGHBRIDGE



## NOTES

[illegible]

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PREPARED BY:

*Whelan.*

Phelans Australia Pty Ltd

COORDINATES ARE APPROXIMATE ONLY

PREPARED FOR:  
**ADI PROPERTY**  
**ADI ST MARYS PROPERTY**  
**RETAINED BUILDINGS/PAYED AREA**  
**PLAN TO ACCOMPANY SITE AUDIT**  
**STATEMENT CHK001/6**

A3

SCALE	HORI	VERT
CO-ORDS:		DATUM:
DATE OF SURVEY		DATE OF PLANT MAY 1999

Deane





**Other Information reviewed:**

- 3 Site Investigation Report of St Marys Facility Ammunition and Missiles Division, Volume 4 – Discussions and Conclusions, ADI, June 1991.
- 4 Stage I Decontamination Audit, ADI St Marys CMPS&F, 1997.

**Summary Site Audit Report Title:**

Stage 2 Decontamination Audit Report for ADI Site, St Marys.

I have completed a site audit (as defined in the Contaminated Land Management Act 1997) and reviewed the reports and information referred to above with due regard to relevant laws and guidelines. I certify that the site (tick **all** appropriate boxes)

**(a) is suitable for the following use(s):**

- ☐ residential, including substantial vegetable garden and poultry;
- ☐ residential, including substantial vegetable garden, excluding poultry;
- ☐ residential with accessible soil, including garden (minimal home grown produce contributing less than 10% fruit and vegetable intake), excluding poultry;
- ☐ residential with minimal opportunity for soil access including units;
- ☐ daycare centre, preschool, primary school;
- ☐ secondary school;
- ☐ park, recreational open space, playing field;
- ☐ commercial/industrial use;
- ☒ Other – May continue to be used as stockpile for crushed concrete, but underlying soils need to be tested for chemical and ordnance contamination after stockpile removed.

subject to

- ☒ Conditions

1. On removal of all or part of the stockpile the underlying ground should be tested for both chemical and ordnance contamination. The testing should follow similar methods and levels of quality assurance as other parts of the ADI St Marys site. Appropriate remediation and validation should be performed (if necessary) the work reviewed by a site auditor.
3. Appropriate management plan including procedures for the safe handling and disposal of any items of explosive ordnance, shall be in place before development earthworks commences and shall remain in place to cover any excavation on the site during its ongoing use. This plan should be similar to the "Remnant Contamination Management Plan" submitted by ADI (see Appendix E of the Site Audit Report).
4. The final surface of any earthworks in areas which are to be used for active recreational land uses, e.g. sports grounds, school grounds and picnic areas, or low density residential use, should, on completion of the earthworks, be surveyed with a metal detector by appropriately qualified and experienced personnel and the work reviewed by an independent site auditor.

~~(c) is not suitable for any beneficial use due to risk of harm from contamination~~

~~☐ (comments): .....~~

1.11.11



I am accredited by the NSW Environment Protection Authority under the Contaminated Land Management Act, 1997 as a Site Auditor (Accreditation No. 9813).

**I Certify that:**

- (g) I have personally examined and am familiar with the information contained in this statement, including the reports and information referred to in this statement, and
- (h) this statement is to the best of my knowledge, true, accurate and complete, and
- (i) on the basis of my inquiries made to those individuals immediately responsible for making the reports, and obtaining the information, referred to in this statement, those reports and that information are, to the best of my knowledge, true, accurate and complete.

- I am aware that there are penalties for wilfully submitting false, inaccurate or incomplete information.

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

7/6/99

